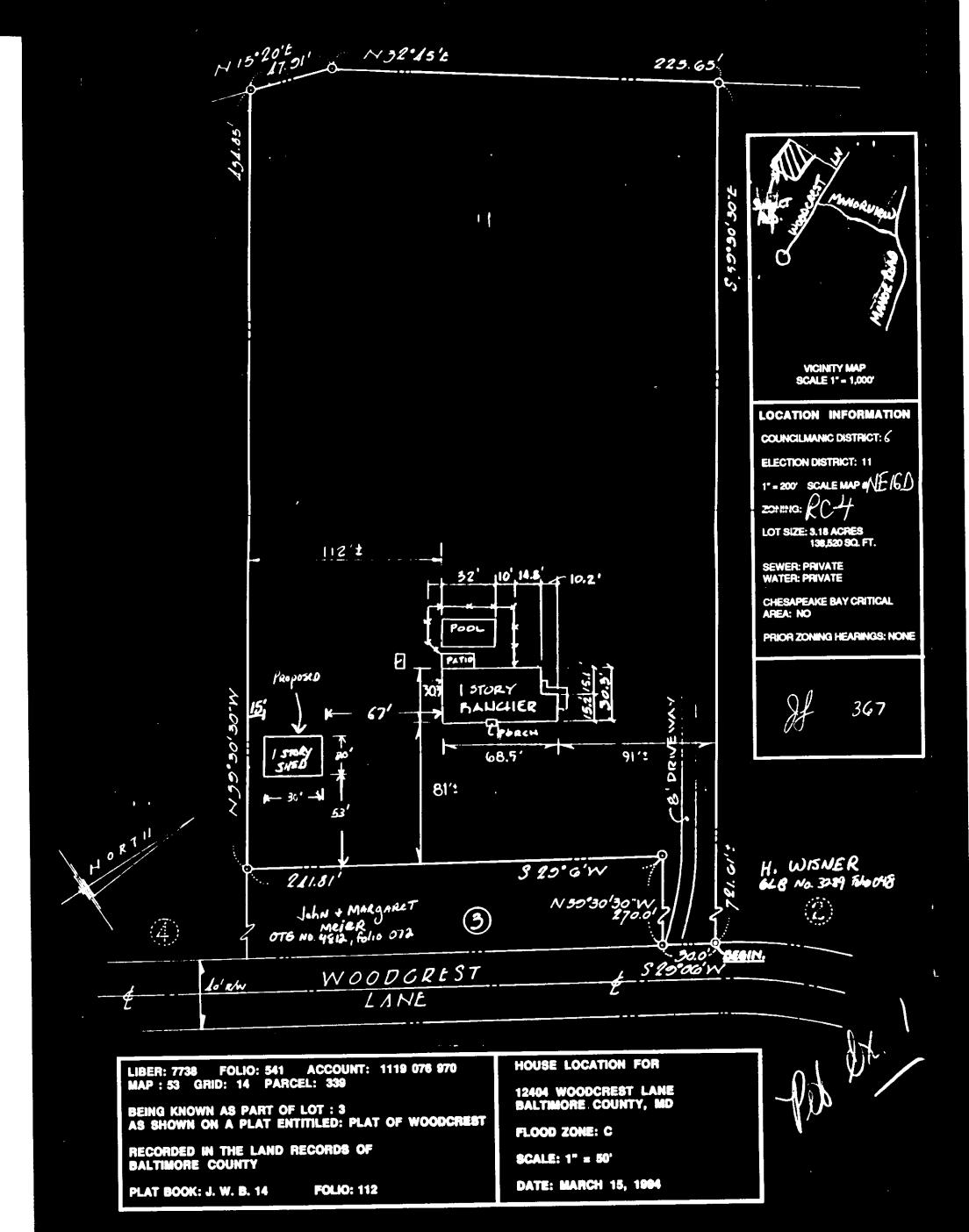


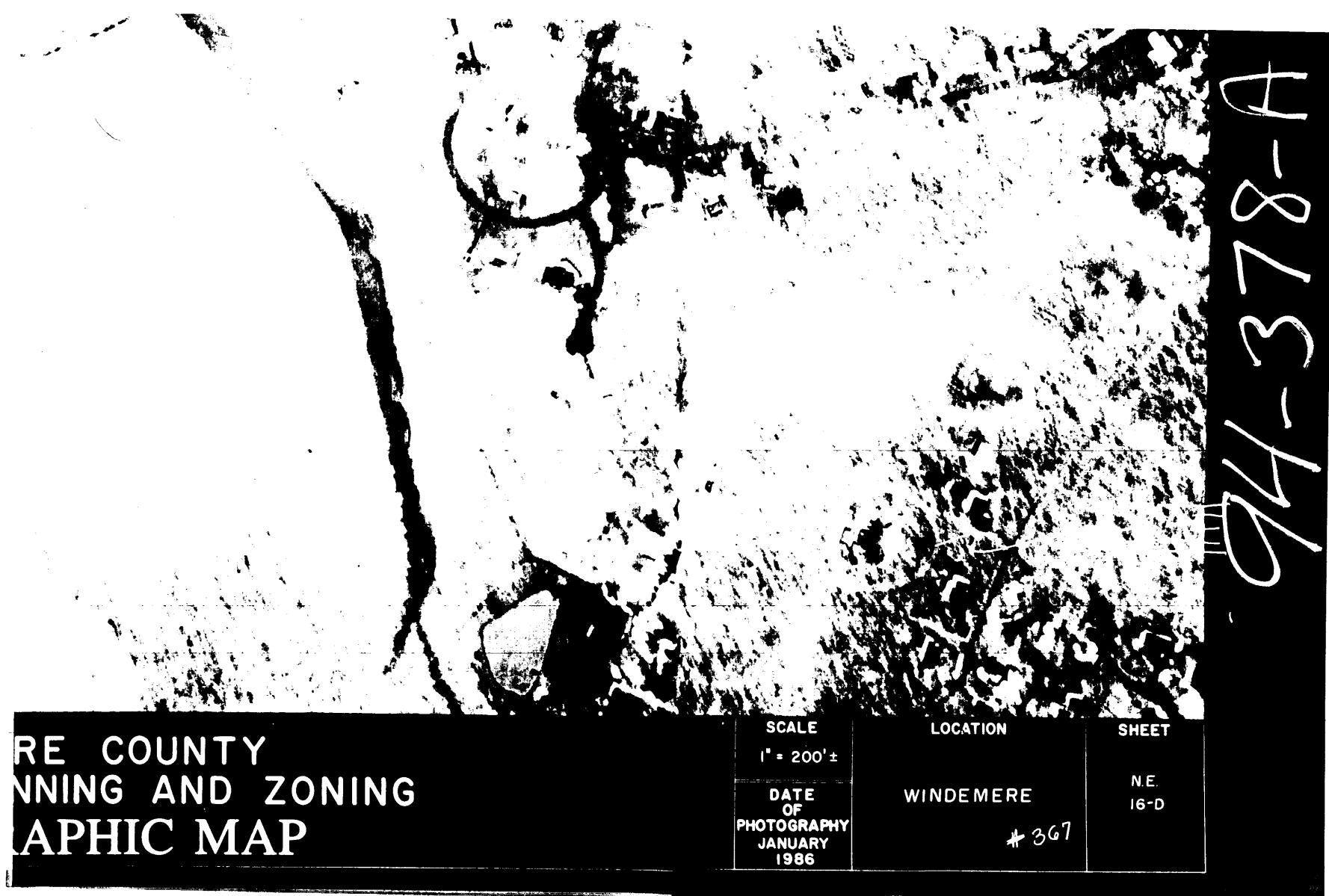
# PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

OWNER: JEFFREY & ROBERTA NEMEC 12404 WOODCREST LANE GLEN ARM, MD. 21057

94-378-A







Date Filed:

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

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Notary Public's section is incomplete and/or incorrect and/or commission has expired ONLY ONE L.O. SIGNED FRONT OF FORM -NEED ROBERTA'S SIGNATURE

legal owner and/or contract purchaser

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and/or printed name and/or address and/or telephone number

PET-FLAG (TXTSOPH) 11/17/93

DATE: April 11, 1994

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Zoning Administration and Development Management

FROM: Pat Keller, Deputy Director Office of Planning and Zoning

Arnold Jablon, Director

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 356, 367, 369, 370, 372 and 375.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

PK/JL:lw

ZAC356/PZONE/ZAC1

**Baltimore County Government** Office of Zoning Administration and Development Management



April 15, 1994

(410) 887-3353

ZC

Mr. and Mrs. Jeffrey E. Nemec 12404 Woodcrest Lane Glen Arm, Maryland 21057

> RE: Case No. 94-378-A, Item No. 367 Petitioner: Jeffrey E. Nemec, et ux. Petition for Administrative Variance

Dear Mr. and Mrs. Nemec:

111 West Chesapeake Avenue

ENGINEERS

Towson, MD 21204

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on March 28, 1994, and a hearing was scheduled accordingly.

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SILBERMANNE ASSOCIATES BALTIMORE, MARYLAND 21234

CERTIFICATION: THIS IS TO CERTIFY THAT THE IMPROVEMENTS INDICATED HEREON ARE

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LOCATED AS SHOWN. THIS IS NOT A PROPERTY LINE SURVEY AND SHOULD NOT BE USED AS SUCH. THERE ARE NO ENCROACHMENTS EXTHER WAY ACROSS THE

BANCHER

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320°6'W

HOUSE LOCATION FOR

12101 WOODGREST LANE

SCALE: 1" = 00" CASE NO. 1 ST LS DATE: NOY. 21 , 1987 S. A. NO. 14, 57 LS

FLOOD ZONE : C.

BALTIMORE COUNTY , MARYLAND

PLANNERS

211.81'

FOLIO

WOODEREST

BEING KNOWN AS PART OF LOT 3 SECTION . PLAT .

AS SHOWN ON A PLAT ENTITLED: PLAT OF

BALTIMORE COUNTY, MARYLAND IN: PLAT BOOK J.W.R. [4 FOLIO 112 PLAT NO. -

WOODGREST

PROPERTY LINES.

PHONE: 661-5888

225.65

#307

HARVEY SILBERMANN, P.E. POFESSIONAL ENGINEER MARYLAND P.E. #4240

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Maryland Department of Transportation Ms. Charlotte Minton Zoning Administration and

O. James Lighthizer Hal Kassoff Administrator

Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway

Please contact Bob Small at 410-333-1350 if you have any questions.

DAVID NICAMINEY, ACTING CHIEF Engineering Access Permits

My telephone number is \_\_\_\_\_ Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toil Free Mailing Address: P.O. Box 717 • Baitimore, MD 21203-0717 Street Address: 707 North Calvert Street . Baltimore, Maryland 21202

4-8-94

Re: Baltimore County

Administration project.

Thank you for the opportunity to review this item.

REVIEWER: LT. ROBERT P. SAUERWALD Fire Marshal Office, PHONE 887-4881, MS-1102F

700 East Joppa Road Suite 901

Towson, MD 21286-5500

Zoning Administration and

Baltimore County Office Building

Development Management

Arnold Jablon

Towson, MD 21204

RE: Property Owner:

MAIL STOP-1105

Director

LOCATION:

Item No.:

Gentlemen:

**Baltimore County Government** 

Fire Department

Zoning Agenda:

Pursuant to your request, the referenced property has been surveyed

by this Bureau and the comments below are applicable and required to

be corrected or incorporated into the final plans for the property.

REFERENCE TO THE FOLLOWING ITEM NUMBERS: 366,367,369,370,371

8. The Fire Prevention Bureau has no comments at this time, IN

(410) 887-4500

DATE: 04/12/94

cc: File

**Baltimore County Government** Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

MOTICE OF CASE NUMBER ASSIGNMENT

Jeffrey E. Nemec and Roberta L. Nemec 12404 Woodcrest Lane Glen Arm, Maryland 21057

CASE NUMBER: 94-378-A (Item 367) 12404 Woodcrost Lane W/S Woodcrost Lane, 345' N of Manor View Road 11th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

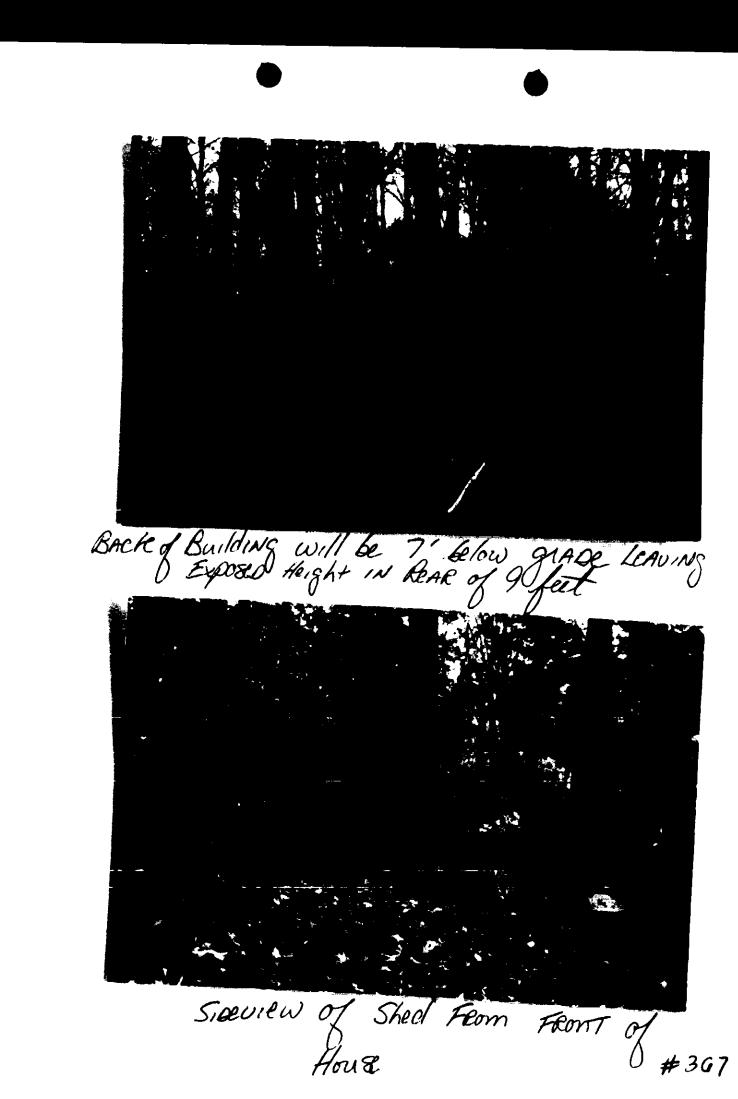
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Arnold Jabla



IN RE: PETITION FOR ADMIN. VARIANCE W/S Woodcrest Lane, 345' N of Manor View Road (12404 Woodcrest Lane) 11th Election District 6th Councilmanic District

\* BEFORE THE \* DEPUTY ZONING COMMISSIONER

> \* OF BALTIMORE COUNTY \* Case No. 94-378-A

Jeffrey E. Nemec, et ux Petitioners \* \* \* \* \* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, Jeffrey E. and Roberta L. Nemec. The Petitioners seek relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure to be located in the front yard in lieu of the required rear yard and to permit a height for said structure of 17 feet in lieu of the permitted 15 feet for a proposed shed as more particularly described on Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the ! information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements at of section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

<u>◆</u> in support of

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to

That based upon personal knowledge, the following are the facts upon which l/we base the request for an Administrat

WE REQUEST AN AdmiNISTRATIVE VARIANCE LO

the following REASONS: 1) GRADE IS SEVERE behind

house. 2) PROJECTY is heavily wooded bekiND house

4) Building has since been improved on wherehold

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and

Jestrey E. Nemer and Roberta L. Nemer

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made outh in due form of law

that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief

STRUCTURE EXISTED AT TIME of PURCHASE (SEPT 1987).

As it borders with Rever Resevoirs 3) Building

the owners were unaware the zoning variance

testify thereto in the event that a public hearing is scheduled in the future with regard thereto. That the Affiant(s) does/do presently reside at 12404 Wood CREST LANE

Variance at the above address: (indicate hardship or practical difficulty)

may be required to provide additional information.

Administrative Variance

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30% day of April, 1994 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure to be located in the front yard in lieu of the required rear yard and to permit a height for said structure of 17 feet in lieu of the permitted 15 feet for a proposed shed, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

> > Muther Kotrow TIMOTHY M. KOTROCO Deputy Zoning Commissioner for Baltimore County

TMK:bis

27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

**Baltimore County Government** Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson MD 21204

(410) 887-4386

April 30, 1994

Mr. & Mrs. Jeffrey E. Nemed 12404 Woodcrest Lane Glen Arm, Maryland 21057 RE: PETITION FOR ADMINISTRATIVE VARIANCE

W/S Woodcrest Lane, 345' N of Manor View Road (12404 Woodcrest Lane) 11th Election District - 6th Councilmanic District Jeffrey E. Nemec, et ux - Petitioners Case No. 94-378-A

Dear Mr. & Mrs. Nemec:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

> Very truly yours, TIMOTHY M. KOTROCO

> > for Baltimore County

Deputy Zoning Commissioner

TMK:bjs

First fundioxibitPaper

cc: People's Counsel



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12404 Wood CREST LANE, 6kN ARM which is presently zoned

This Petition shall be filed with the Office of Zoning Administration & Development Management The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) Sect. 400.1 and 400.3 To allow an accessory structure (shed) in the front yard in lieu of the required rear yard and to allow a height of 17 ft. in lieu of the required 15 ft. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or

PRACTICAL difficulty because: 1) Auxilary ou ding ExiSTED AT Time of Home Purchase Sept 1987 a) GRADE is severe seniND house, Hervily wooden behind house, Adirect To Lock RAVEN RESEVOIR Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. I/We do scientify declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Attorney for Petitioner Type or Print Name) 

reculation, throughout Baltimore County, and that the property be reposted.

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353 ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

ITEM #: 347

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one

newspaper of general circulation in the County. This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

	ARNOLD JABLON, DIRECTOR
For newspape	r advertising:
Item No.: 3	267
Petitioner:_	HI NEMEC
Tocation:	10/2404 Woodcust LANE, GEN ALM 2/057
PLEASE FORWA	RD ADVERTISING BILL TO:
NAME: Jef	Nemec
ADDRESS:	12404 Woodcrest LANE
6	LEN ARM, MO 21057
PHONE NUMBER	: 410 592 2489

Printed on Recycled Pape

(Revised 04/09/93)

**EXAMPLE 3 – Zoning Description** Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet. ZONING DESCRIPTION FOR 12404 WOOD CREST LANC, BAHO CO21057 Election District \_\_\_\_\_ Councilmanic District \_side of Woodcrust Lank Beginning at a point on the ///STER// south, least or west) Activity Lots 2+3 (street on which property fronts) (number of feet of right-of way width) (number of feet) (north, south, east or west) centerline of the nearest improved intersecting street Wood Creat LANC \_\_\_\_\_, Section # in the subdivision of WoodCREST as recorded in Baltimore County Plat N.59 30' 30"W. 270 ft, 5.29 6 W. 241.8 ft, 138,520 50 ft 3,18 ACKES N59030'30"W. 454.85ft, N.15 20' E 47.4 ft N32045'E 225.64, 554030'30"E 721.64+ \*If your property is not recorded by Plat Book and Folio Number. then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_\_, Folio \_\_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location. Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18

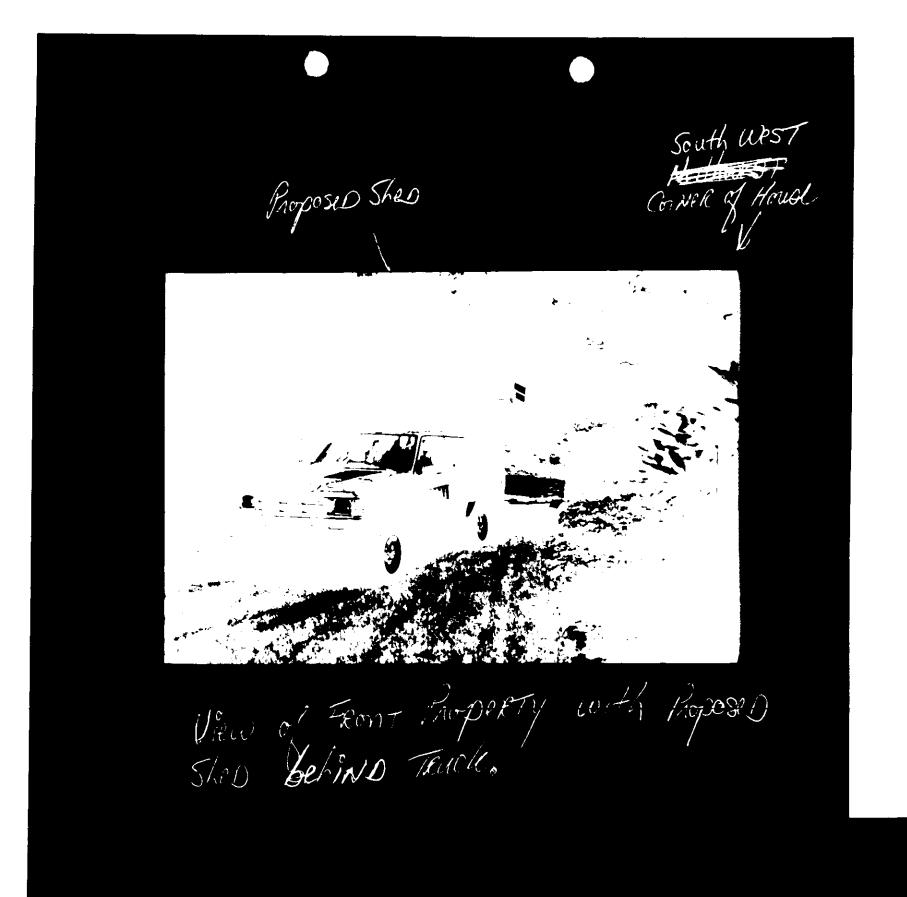
Politican Foffeny & Roberta None Location of property: 12404 Abod arest Lone, W/S, 345' N/Morrelie Rd. Location of Signer Foring 100 d way on property being 2000d Portid on wood onest tom at beginning of driving TO Property Takon by: JRF NEMEC - 12404 Woodcrast Lang 010 - Variance --- \$ 50.00

CERTIFICATE OF POSTI

080 - Sign - - - \$35.00

\$ 85.00

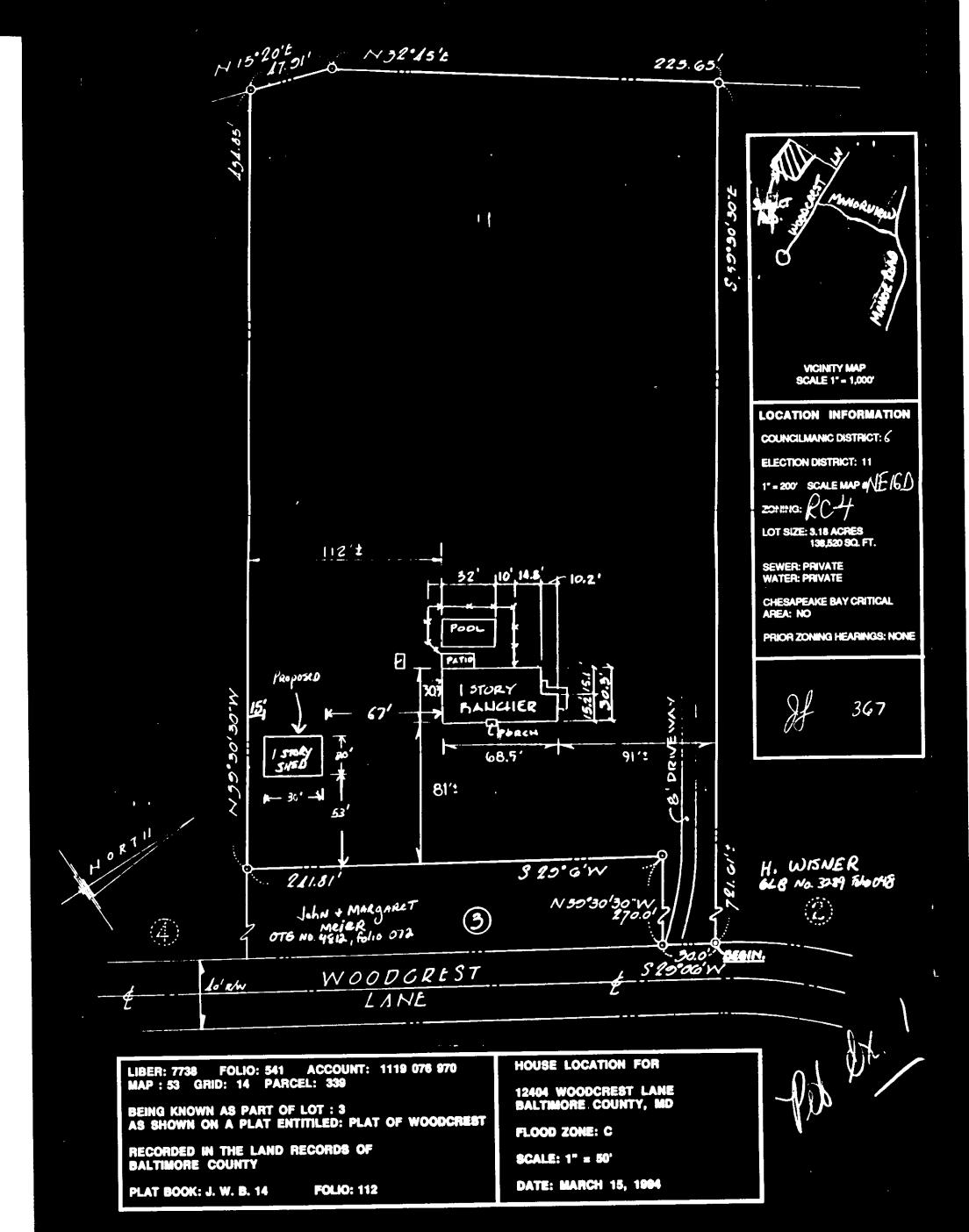
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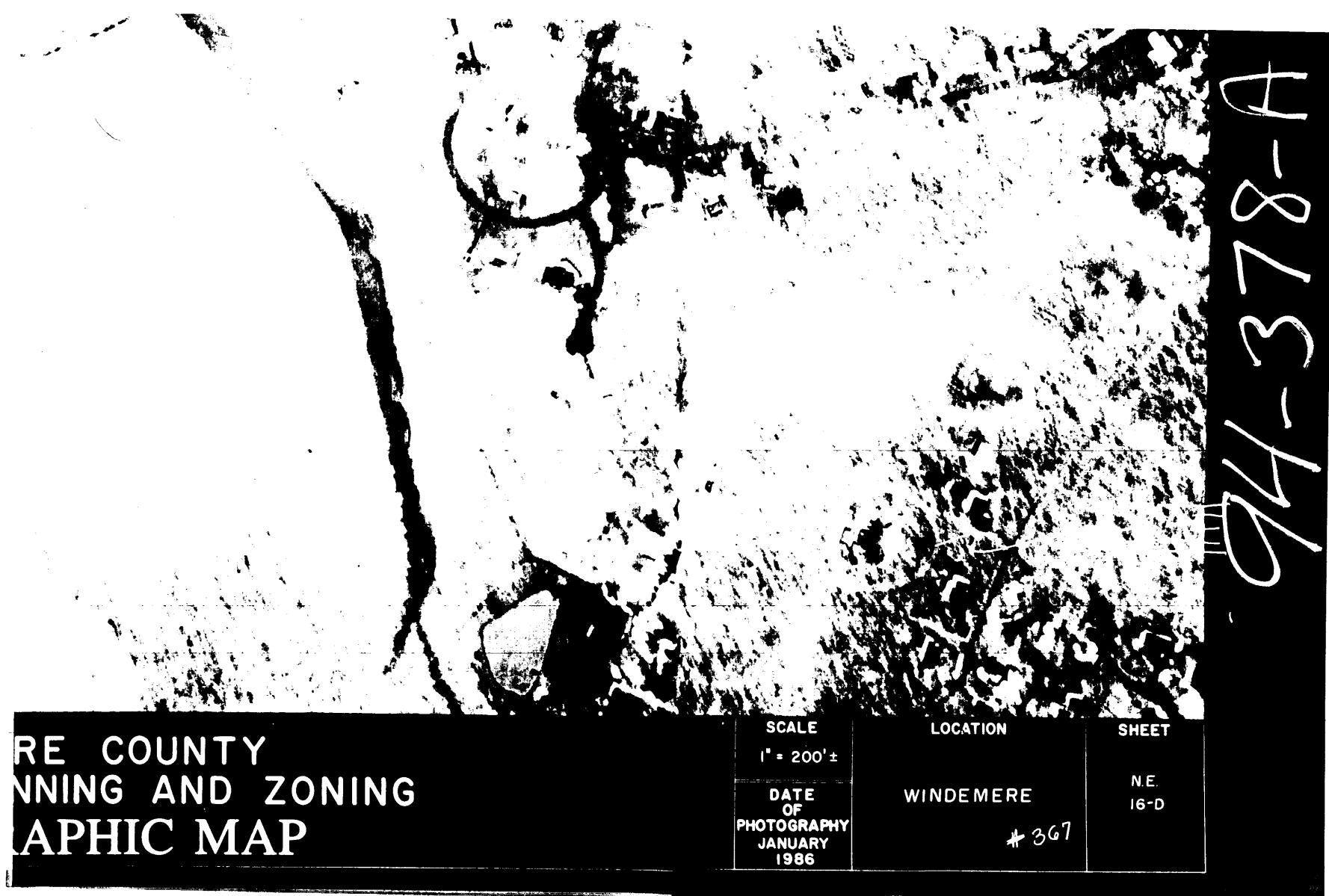
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PET-FLAG (TXTSOPH) 11/17/93

DATE: April 11, 1994

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Zoning Administration and Development Management

FROM: Pat Keller, Deputy Director Office of Planning and Zoning

Arnold Jablon, Director

SUBJECT: Petitions from Zoning Advisory Committee

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**Baltimore County Government** Office of Zoning Administration and Development Management



April 15, 1994

(410) 887-3353

ZC

Mr. and Mrs. Jeffrey E. Nemec 12404 Woodcrest Lane Glen Arm, Maryland 21057

> RE: Case No. 94-378-A, Item No. 367 Petitioner: Jeffrey E. Nemec, et ux. Petition for Administrative Variance

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ENGINEERS

Towson, MD 21204

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BALTIMORE COUNTY , MARYLAND

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PHONE: 661-5888

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Re: Baltimore County

Administration project.

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700 East Joppa Road Suite 901

Towson, MD 21286-5500

Zoning Administration and

Baltimore County Office Building

Development Management

Arnold Jablon

Towson, MD 21204

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MAIL STOP-1105

Director

LOCATION:

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**Baltimore County Government** Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

MOTICE OF CASE NUMBER ASSIGNMENT

Jeffrey E. Nemec and Roberta L. Nemec 12404 Woodcrest Lane Glen Arm, Maryland 21057

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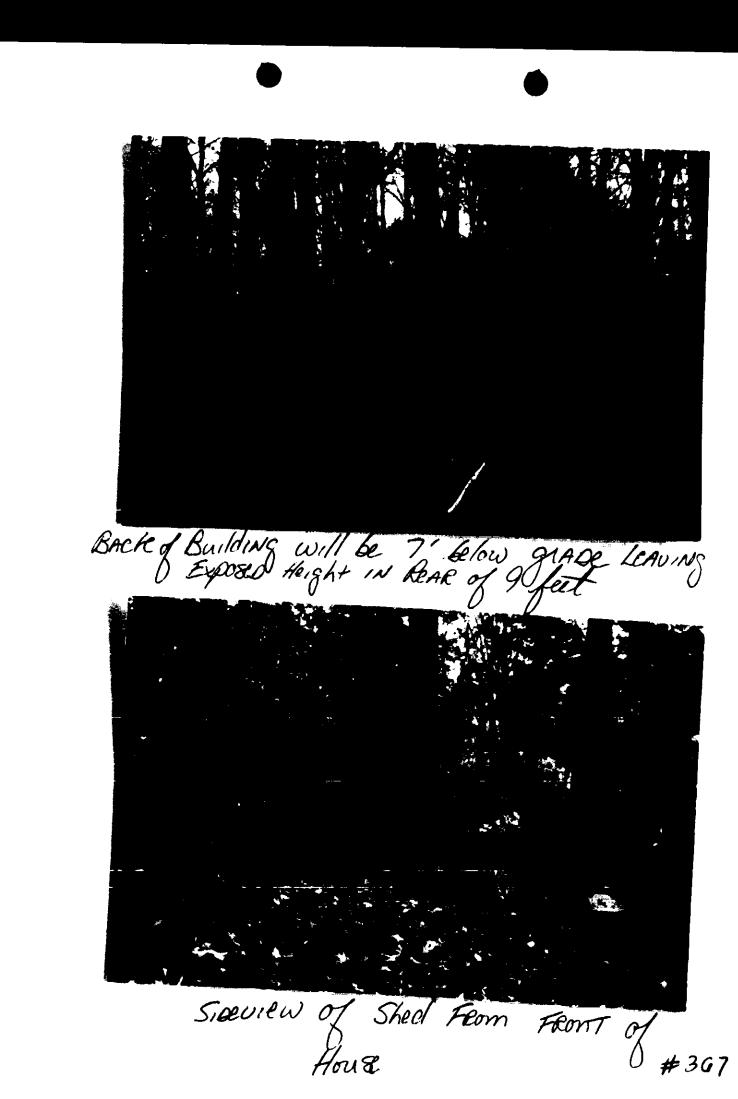
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Arnold Jabla



IN RE: PETITION FOR ADMIN. VARIANCE W/S Woodcrest Lane, 345' N of Manor View Road (12404 Woodcrest Lane) 11th Election District 6th Councilmanic District

\* BEFORE THE \* DEPUTY ZONING COMMISSIONER

> \* OF BALTIMORE COUNTY \* Case No. 94-378-A

Jeffrey E. Nemec, et ux Petitioners \* \* \* \* \* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, Jeffrey E. and Roberta L. Nemec. The Petitioners seek relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure to be located in the front yard in lieu of the required rear yard and to permit a height for said structure of 17 feet in lieu of the permitted 15 feet for a proposed shed as more particularly described on Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the ! information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements at of section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

<u>◆</u> in support of

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to

That based upon personal knowledge, the following are the facts upon which l/we base the request for an Administrat

WE REQUEST AN AdmiNISTRATIVE VARIANCE LO

the following REASONS: 1) GRADE IS SEVERE behind

house. 2) PROJECTY is heavily wooded bekiND house

4) Building has since been improved on wherehold

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and

Jestrey E. Nemer and Roberta L. Nemer

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made outh in due form of law

that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief

STRUCTURE EXISTED AT TIME of PURCHASE (SEPT 1987).

As it borders with Rever Resevoirs 3) Building

the owners were unaware the zoning variance

testify thereto in the event that a public hearing is scheduled in the future with regard thereto. That the Affiant(s) does/do presently reside at 12404 Wood CREST LANE

Variance at the above address: (indicate hardship or practical difficulty)

may be required to provide additional information.

Administrative Variance

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30% day of April, 1994 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure to be located in the front yard in lieu of the required rear yard and to permit a height for said structure of 17 feet in lieu of the permitted 15 feet for a proposed shed, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

> > Muther Kotrow TIMOTHY M. KOTROCO Deputy Zoning Commissioner for Baltimore County

TMK:bis

27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

**Baltimore County Government** Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson MD 21204

(410) 887-4386

April 30, 1994

Mr. & Mrs. Jeffrey E. Nemed 12404 Woodcrest Lane Glen Arm, Maryland 21057 RE: PETITION FOR ADMINISTRATIVE VARIANCE

W/S Woodcrest Lane, 345' N of Manor View Road (12404 Woodcrest Lane) 11th Election District - 6th Councilmanic District Jeffrey E. Nemec, et ux - Petitioners Case No. 94-378-A

Dear Mr. & Mrs. Nemec:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

> Very truly yours, TIMOTHY M. KOTROCO

> > for Baltimore County

Deputy Zoning Commissioner

TMK:bjs

First fundioxibitPaper

cc: People's Counsel



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12404 Wood CREST LANE, 6kN ARM which is presently zoned

This Petition shall be filed with the Office of Zoning Administration & Development Management The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) Sect. 400.1 and 400.3 To allow an accessory structure (shed) in the front yard in lieu of the required rear yard and to allow a height of 17 ft. in lieu of the required 15 ft. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or

PRACTICAL difficulty because: 1) Auxilary ou ding ExiSTED AT Time of Home Purchase Sept 1987 a) GRADE is severe seniND house, Hervily wooden behind house, Adirect To Lock RAVEN RESEVOIR Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. I/We do scientify declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Attorney for Petitioner Type or Print Name) 

reculation, throughout Baltimore County, and that the property be reposted.

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353 ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

ITEM #: 347

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one

newspaper of general circulation in the County. This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

	ARNOLD JABLON, DIRECTOR
For newspape	r advertising:
Item No.: 3	267
Petitioner:_	HI NEMEC
Tocation:	10/2404 Woodcust LANE, GEN ALM 2/057
PLEASE FORWA	RD ADVERTISING BILL TO:
NAME: Jef	Nemec
ADDRESS:	12404 Woodcrest LANE
6	LEN ARM, MO 21057
PHONE NUMBER	: 410 592 2489

Printed on Recycled Pape

(Revised 04/09/93)

**EXAMPLE 3 – Zoning Description** Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet. ZONING DESCRIPTION FOR 12404 WOOD CREST LANC, BAHO CO21057 Election District \_\_\_\_\_ Councilmanic District \_side of Woodcrust Lank Beginning at a point on the ///STER// south, least or west) Activity Lots 2+3 (street on which property fronts) (number of feet of right-of way width) (number of feet) (north, south, east or west) centerline of the nearest improved intersecting street Wood Creat LANC \_\_\_\_\_, Section # in the subdivision of WoodCREST as recorded in Baltimore County Plat N.59 30' 30"W. 270 ft, 5.29 6 W. 241.8 ft, 138,520 50 ft 3,18 ACKES N59030'30"W. 454.85ft, N.15 20' E 47.4 ft N32045'E 225.64, 554030'30"E 721.64+ \*If your property is not recorded by Plat Book and Folio Number. then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_\_, Folio \_\_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location. Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18

Politican Foffeny & Roberta None Location of property: 12404 Abod arest Lone, W/S, 345' N/Morrelie Rd. Location of Signer Foring 100 d way on property being 2000d Portid on wood onest tom at beginning of driving TO Property Takon by: JRF NEMEC - 12404 Woodcrast Lang 010 - Variance --- \$ 50.00

CERTIFICATE OF POSTI

080 - Sign - - - \$35.00

\$ 85.00

#367